



## 12 Roecliffe Park

Roecliffe Boroughbridge, YO51 9LY

A FULLY RESIDENTIAL spacious, modern and immaculately presented three bedroom detached 46ft x 20ft Stately Albion, the Chatsworth Gold park home set in this popular residential area in the heart of the picturesque village of Roecliffe. The property benefits from gas central heating, double glazing, air conditioning, off street parking and low maintenance gardens. Briefly comprises: Front door leading to spacious entrance hall, lounge, dining room, modern kitchen, master bedroom with ensuite, two further bedrooms and modern bathroom. Externally: Low maintenance gravelled front garden, driveway to side providing off street parking, raised patio area, grass area and further gravelled and patio areas.

**Asking Price £198,500**

# 12 Roecliffe Park

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- DETACHED STATELY ALBION 20ft X 46ft PARK HOME
- KITCHEN, LOUNGE + DINING ROOM
- MAINS GAS, ELECTRIC + WATER
- THREE BEDROOMS
- LOW MAINTENANCE PATIO + GRAVELLED GARDEN
- QUIET VILLAGE LOCATION
- MASTER BEDROOM WITH ENSUITE
- DRIVEWAY PROVIDING OFF STREET PARKING
- FULLY RESIDENTIAL

## FRONT DOOR

Double glazed leading to:

## ENTRANCE HALL

9'5" x 6' (2.87m x 1.83m)

Spacious entrance hall, radiator with cover, inset ceiling spot lights, ceiling coving, built in storage cupboard.

## LOUNGE

19'4 x 10'7 (5.89m x 3.23m )

Spacious lounge with two double glazed bay window to front aspect and a further floor to ceiling bay window to side aspect, two double radiators, inset ceiling spot lights, ceiling coving, TV point, feature fire place.

## DINING ROOM

9'8 x 8'9 (2.95m x 2.67m)

Double glazed sliding patio doors to side patio, radiator, ceiling coving, inset ceiling spot lights.

## KITCHEN

10'11 x 9'5 (3.33m x 2.87m)

A range of modern wall and base units with roll top work surface, stainless steel sink unit with swivel mixer tap, 4 ring electric induction hob with extractor over, electric double oven and integrated microwave, space for upright fridge freezer and undercounter space and plumbing for washing machine, dishwasher and fridge, inset ceiling spot lights, double glazed

door and window to side aspect, cupboard housing central heating boiler.

## INNER HALLWAY

With loft access, inset ceiling spot lights, airing cupboard.

## BEDROOM ONE

12'7 x 9'6 (3.84m x 2.90m)

Double glazed window to side aspect, double radiator, a range of built in wardrobes.

## EN-SUITE

6'5 x 4'7 (1.96m x 1.40m)

White suite comprising: Low level wc with sink unit above, double shower cubicle with chrome mains attachment, radiator, extractor fan, ceiling coving, double glazed window to side aspect.

## BEDROOM TWO

9'6 x 8'9 (2.90m x 2.67m)

Floor to ceiling bay window to side aspect, radiator with cover, range of built in wardrobes and up and over units, ceiling

## BEDROOM 3/STUDY

9'5 x 5'9 (2.87m x 1.75m )

Double glazed window to side aspect, radiator, built in cupboard, desk and draw units.

## BATHROOM

8'9 x 6'6 (2.67m x 1.98m)

White suite comprising: low level wc, vanity unit housing sink, panelled bath with overhead mains shower attachment, ceiling coving, double radiator, built in storage cupboard, extractor fan, double glazed window to side aspect.

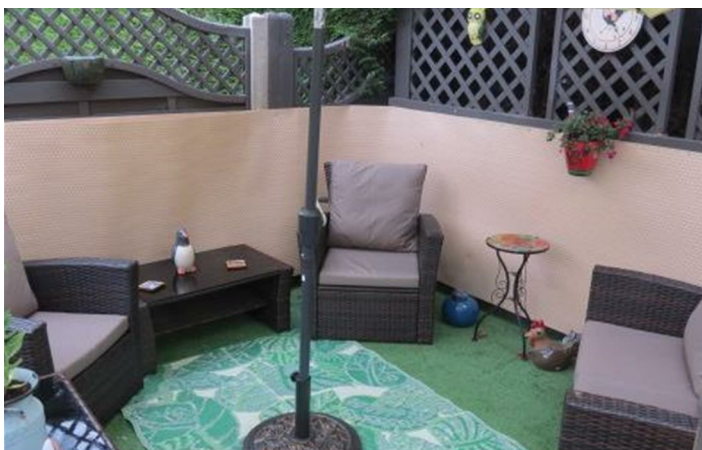
## EXTERNAL

To the front of the property is a low maintenance gravelled area with driveway to side providing off street parking leading to elevated patio seating area leading to main entrance. The garden area has low maintenance astro turf leading to an enclosed seating area, to the rear is a patio area with storage containers and AC unit with side pathway which is gravelled and paved with gated access.

## AGENTS NOTE

FULLY RESIDENTIAL

Stately Albion, The Chatsworth Gold Sited 2011 Approx 13 years old Mains Gas, Electric and Water Pitch Fees Applies £217.58 Per Calendar Month Age Restriction Applies of over50's On Roecliffe Park



# Floor Plan

GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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